



Legislation Text

File #: 24-1292, **Version:** 1

An Ordinance to Amend Section 5.10.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor - Rezoning of 59 Parcels in the Washtenaw Avenue/East Stadium Boulevard Areas to TC1 (Transit Corridor District), (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-24-15)

Approval of this ordinance will designate 59 parcels covering 103 acres as TC1 in two areas along Washtenaw Avenue and East Stadium Boulevard, more fully described below. Each parcel proposed to be rezoned is listed in the attached ordinance with its parcel ID number, address and existing zoning designation. Maps of the proposed district boundaries and street type designations are also attached.

This rezoning is initiated by the City Planning Commission pursuant to Resolution R-23-186 approved on June 5, 2023 requesting a recommendation for rezoning property adjacent and near the Washtenaw and Plymouth corridors above previous directives regarding implementation of the TC1 district.

Washtenaw Area - In the Washtenaw Avenue area, 41 parcels of land covering 88 acres, located between US 23 and Platt Road, are proposed to be rezoned to TC1 zoning designation. As part this rezoning, the north side of Washtenaw Avenue between US 23 and Glenwood Road is proposed to be designated Transit Corridor street type. On the south side of Washtenaw Avenue, Transit Corridor street type designation is proposed between US 23 and Pittsfield Boulevard, and between South Huron Parkway and Platt Road.

East Stadium Area - In the East Stadium Boulevard area, 18 parcels covering 14.8 acres of land, generally between Washtenaw Avenue and St. Francis Boulevard, are proposed to be rezoned to TC1 zoning designation. As part of this rezoning, the south side of Washtenaw Avenue and both the north and south sides of East Stadium Boulevard within the proposed TC1 district is proposed to be designated as Transit Corridor street type.

Planning Commission Public Hearing and Discussion: The City Planning Commission recommended approval of the proposed rezoning following a public hearing on June 4, 2024. Some of the questions, and responses, considered during its discussion included:

Question: Can owners make interior improvement to spaces?

Response: New development needs to comply, existing buildings become non-conforming. Site plan would be the trigger to conform to new TC1 zoning, which isn't necessary for interior remodeling.

Question: Why is the southern portion of Washtenaw Avenue between S Huron Parkway and Pittsfield Boulevard not designated Transit Corridor street type?

Response: The purpose of the Transit Corridor designation is to have establish sufficient setback between the back of curb and building face to support the amenities needed for pedestrians and

nonmotorized vehicles in that space. Staff feels that the existing service alley between S Huron Parkway and Pittsfield Boulevard provides enough space between the back of the Washtenaw Avenue travel lane curb and the building faces for sidewalks, tree lawns, door swing zones, and any other such amenity, the normal front required setback should be used. Additionally, due to the multiple curb lines within the full extent of right-of-way for through-traffic vehicle lanes, local-traffic vehicle lanes, and on-street parking, building front setbacks would be based on the lot line to avoid confusion.

Question: What are the implications for designating streets as Transit Corridors?

Response: At the moment, the only difference between Transit Corridors and non-Transit Corridor street types is the front setback requirement. Other amendments in the future could add additional distinctions using the designation.

Question: What about redevelopments along the corridor that were approved under the previous zoning and are currently in progress?

Response: Approved site plans are valid for three years, and once construction begins, it may continue. Revisions that would require a new site plan would necessitate conforming to TC1 regulations.

Question: Regarding large parcels like Arborland, what if they wanted to build a new building?

Response: New buildings must meet the minimum and maximum front required setbacks as well as all other development standards of the TC1 district such as building dimensions. Otherwise, existing buildings may remain as they are.

The TC1 (Transit Corridor) district is intended along existing transit corridors with regular fixed service provided by AAATA primarily on established commercial and office sites. It was created to facilitate, encourage, and support redevelopment and infill development to realize mixed use projects and achieve affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs.

The webpage for this current work program initiative - please copy and paste into your URL: (<https://www.a2gov.org/departments/planning/Pages/City-initiated-Rezoning-Petition-for-Washtenaw-East-Stadium-and-Plymouth-Corridors.aspx>) includes materials from the November 16, 2023 community engagement meeting and the June 4, 2024 City Planning Commission public hearing. It also includes an interactive mapping tool to visualize the variable height limits of the TC1 district for the parcels proposed to be rezoned.

Along with the rezoning in the Washtenaw Avenue and East Stadium Boulevard areas to TC1, planning staff petitioned to rezone a portion a block at the northern edge of the Pittsfield Village development from C3 (Fringe Commercial) to R3 (Townhouse Dwelling) which will be orphaned upon approval of the Washtenaw/E Stadium TC1 rezoning. The current "split zoning" of Pittsfield Village is not in error, and it is permissible to have parcels with two or more zoning designations, but the best practice in zoning district mapping is for district boundaries to follow parcel boundaries. The June 4, 2024 Planning Staff report addresses both the Washtenaw/E Stadium TC1 and the Pittsfield Village R3 rezonings, which have been separated for City Council action.

Attachments: Ordinance to Rezone Washtenaw Avenue Area
June 4, 2024 Planning Staff Report
June 4, 2024 Planning Staff Presentation
June 4, 2024 Planning Commission Minutes

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(See Attached Ordinance)